



**GASCOIGNE
HALMAN**

249 BROOKLANDS ROAD, MANCHESTER

THE AREAS LEADING ESTATE AGENT



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Occupying an elevated set back position in a generous landscaped plot, an attractive detached family home, with circa 1800 sq/ft of wonderfully versatile accommodation with two/ three reception rooms, four/ five bedrooms, and a versatile annex ideal for multi-generational living, set on the revered Brooklands Road, close to Sale, Timperley, popular schools and useful transport links including Brooklands Metro.

Located on the ever popular mature tree lined 'Brooklands Road', within easy reach of numerous useful amenities, superb transport links via major motorway networks and the metrolink tram, and largely sought-after primary and secondary schools, whilst being within easy reach of Sale town centre and Timperley village, the residence provides an unrivaled setting from everyday family living. The home itself enjoys a set back position with a elevated sweeping driveway and established front garden with a mature Beech tree providing a charming feature.

The home is accessed via a welcoming extended entrance hall complete with useful w/c and storage, to the left of the hall is access to the main house. Ahead the hall opens to a versatile open plan dining room complete with striking restored wooden parquet flooring, with twin doors opening to a large separate living room complete with feature fireplace and an eye catching almost full-width 'picture-frame' window, whilst to the right leads to a charming morning room style area with twin door access to the garden, and meandering round to a modern refitted breakfast kitchen complete with a range of base and wall units, quality appliances, and leading to a separate side door and storage cupboard.





OVERVIEW

Four Bedroom Detached With
Adjoining Annexe

Large Sweeping Driveway for Multiple
Vehicles

Highly Desirable Location on
Brooklands Road

Positioned On One Of Sale's Most
Sought After Roads

Generous Rear Garden

Close To Local Amenities & Excellent
Transport Links

Two Reception Rooms and Dining
Kitchen



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To the first floor, off the spacious landing, are four well sized bedrooms, and a modern family bathroom,

The home also enjoys a largely versatile annexe, located to the right of the entrance hall, and enjoying its own private entrance, comprising a large living room, generous double bedroom with modern ensuite shower room, and a separate fitted kitchen.

Externally the home benefits from a substantial plot with an extensive lawned rear garden, flanked by mature borders, and with pleasant flagged patio.

The home is one of few on the road to have not been extensively developed, however offers huge potential to substantially extend (subject to permissions), as similar builds have done so if the prospective purchaser desires.

LOCATION

For SatNav purposes: M23 9HF

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable







locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

TENURE

Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

Manchester City Council Tax Band G.

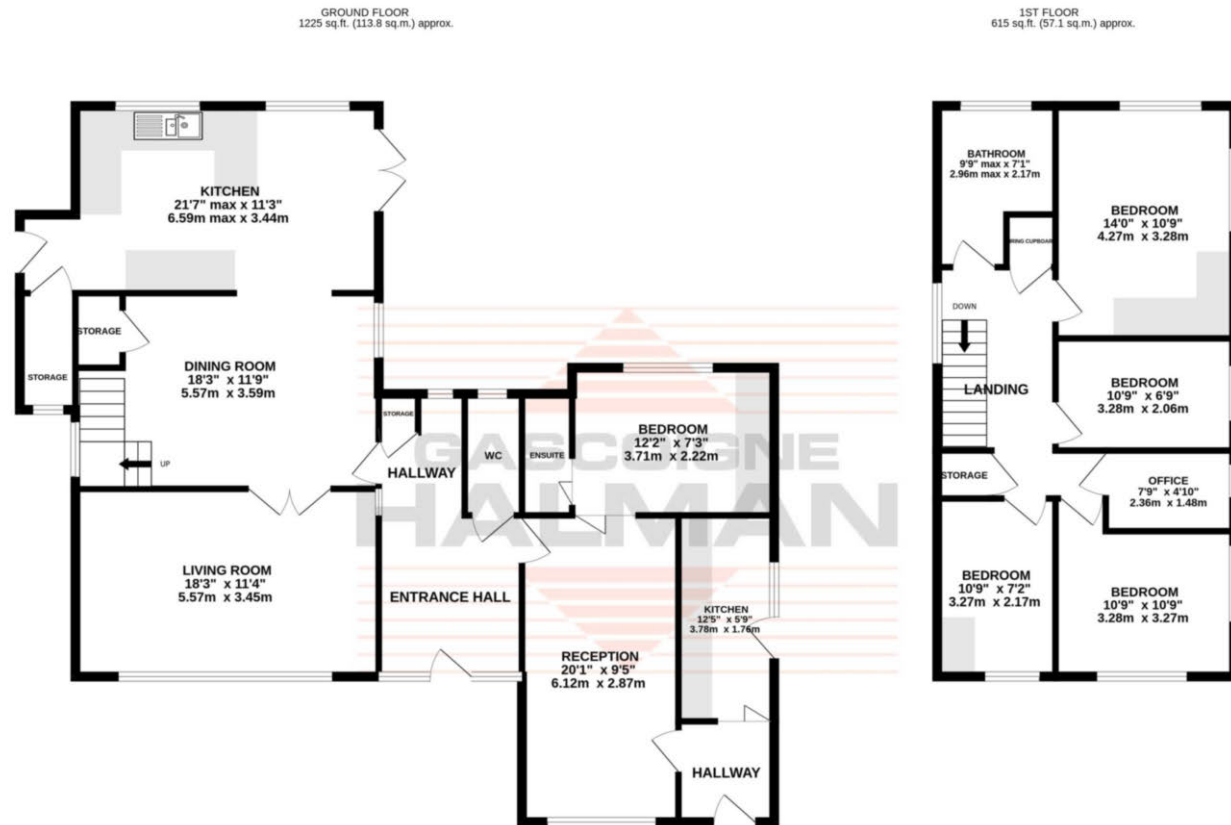
POSSESSION

Vacant possession upon completion.

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this prior to entering into a contract.



FLOORPLAN & EPC

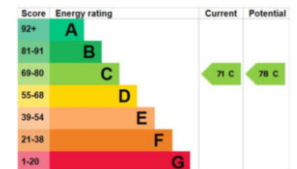


TOTAL FLOOR AREA: 1840 sq.ft. (170.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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